

Message Text

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ACTION ABF-01

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P R 070934Z JUN 77
FM AMEMBASSY BANGKOK
TO AMEMBASSY TOKYO PRIORITY
INFO USGAO HONOLULU HAWAII
SECSTATE WASHDC 2937

UNCLAS BANGKOK 12362

FOR AMBASSADOR FROM STAFFORD, MANAGER, BANGKOK OFFICE, USGAO:
SECSTATE FOR DIRECTOR, OPERATIONS ANALYSIS AND GAO LIAISON
(BF-GAO); BKK -77-24

E.O. 11652: N/A
TAGS: AFSP, AGAO
SUBJ: REVIEW OF THE OFFICE OF FOREIGN BUILDINGS AND STATE DEPARTM-
MENT'S MANAGEMENT OF OVERSEAS REAL ESTATE

REF: STATE 051349

THE U.S. GENERAL ACCOUNTING OFFICE WILL INITIATE THE SUBJECT
REVIEW IN JAPAN ON OR ABOUT JUNE 20, 1977. THE DEPARTMENT OF STATE
HAS BEEN NOTIFIED OF THIS ASSIGNMENT (SEE REFTEL).

THE WORK IN JAPAN IS A PART OF A WORDWIDE GAO REVIEW OF THE STATE
DEPARTMENT'S OFFICE OF FOREIGN BUILDINGS OPERATIONS (FBO) IN CARRYING
OUT ITS RESPONSIBILITY FOR MANAGING REAL ESTATE ACTIVITIES AND HOLD-
INGS. GAO WILL REVIEW THE MAIN ELEMENTS OF THE FBO'S MANAGEMENT SYSTE
M
INCLUDING PLANNING ACTIVITIES, REQUIREMENTS DETERMINATION FACTORS,
STANDARDS AND CRITERIA FOR BUILDING, BUYING, LEASING, AND ASSIGNING
SPACE, AND THE FINANCIAL METHODS USED TO MANAGE THE REAL ESTATE.

EMPHASIS WILL BE PLACED ON (1) SHORT-TERM LEASING VS.
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ACQUISITION AND/OR CONSTRUCTION OF RESIDENCES FOR FOREIGN SERVICE
PERSONNEL; (2) THE MAINTENANCE OF THE UNITED STATES PROPERTIES
ABROAD; (3) THE POST'S MANAGEMENT OF MINOR CAPITAL IMPROVEMENTS AND
ALTERATIONS PROGRAM; (4) INDENTIFICATION AND DISPOSITION OF UNUSED
OR EXCESS SPACE, AND (5) POSSIBLE PROBLEMS ASSOCIATED WITH RECENT
CONSTRUCTION PROJECTS. IN ADDITION, THE REVIEW WILL COVER PROCEDURES
NEEDED TO ASSURE THAT U.S. BUILDINGS ABROAD MEET HIGH

ARCHITECTURAL STANDARDS, AND WHETHER FBO IS RESPONSIVE TO THE POST'S REAL ESTATE NEEDS.

TO INITIATE THIS REVIEW, THE STAFF WILL REQUIRE (1) A COMPLETE LISTING OF REAL ESTATE AND PROPERTY HOLDING, OWNED OR LEASED AS OF MARCH 31, 1977, FOR WHICH THE EMBASSY IS RESPONSIBLE; (2) A LISTING OF SUCH PROPERTIES OF OTHER U.S. GOVERNMENT AGENCIES, IF ANY; (3) COPIES OF ANNUAL REPORTS REQUIRED ON REAL PROPERTIES BY 6FAM 780 FOR FISCAL YEARS 1974, 1975, AND 1976, (4) LISTING OF MONOR CAPITAL IMPROVEMENTS PROPOSED BY POST IN FY 1974, 1975, 1976, AND 1977; AND (5) A COMPLETE AND CURRENT LISTING OF U.S. GOVERNMENT PERSONNEL IN JAPAN, INCLUDING DAO BUT EXCLUDING OTHER MILITARY, SHOWING AGENCY, RANK, AND FAMILY SIZE. THE LATTER WILL BE USED TO COMPILE INFORMATION ON THE TYPE OF HOUSING PROVIDED MISSION PERSONNEL

FOR ITEM (1) THE STAFF WILL NEED TO KNOW: (A) TYPE OF BUILDING (I.E. OFFICE, WAREHOUSE, RESIDENCE); (B) WHETHER OWNED OR LEASED; (C) NET SQUARE FEET; (D) FOR GOVERNMENT-OWNED PROPERTIES--THE COST AND DATE OF CONSTRUCTION OR ACQUISITION; (E) FOR LEASED PROPERTIES--ANNUAL LEASE COST; (F) FOR RESIDENTIAL PROPERTIES--NUMBER OF RESIDENTIAL UNITS IN EACH PROPERTY; (G) THE COST OF OPERATING (RENTS, UTILITIES, REPAIRS AND MAINTENANCE ETC.) U.S. GOVERNMENT REAL PROPERTIES IN JAPAN FOR FY 1974, 1975, AND 1976. ANY ASSISTANCE YOU CAN PROVIDE IN ACCUMULATING THIS INFORMATION PRIOR TO THE STAFF'S ARRIVAL WILL BE APPRECIATED.

WE ESTIMATE IT WILL TAKE THREE MEN ABOUT FOUR WEEKS TO PERFORM THIS REVIEW IN JAPAN. THE WORK WILL BE CONDUCTED UNDER THE GENERAL DIRECTION OF JAMES N. STAFFORD, MANAGER, BANGKOK OFFICE,
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AND WILL BE PERFORMED BY THE FOLLOWING GAO REPRESENTATIVES:
VALDIS KARKLIS, SUPERVISOR
ROBERT J. DZIEKIEWCZ
PETER M. VIEIRA.

I CERTIFY THAT MESSRS. KARKLIS, DZIEKIEWICZ, AND VIEIRA HAVE BEEN GRANTED SECURITY CLEARANCE FOR OFFICIAL PURPOSES FOR ACCESS TO SECURITY INFORMATION CLASSIFIED UP TO AND INCLUDING TOP SECRET ON THE BASIS OF EXECUTIVE ORDER 10450. THIS CERTIFICATION IS NOT TO BE HONORED UNLESS THE REPRESENTATIVES NAMED HEREIN PRESENT OFFICIAL GAO CREDENTIALS.

THE STAFF PLAN TO ARRIVE TOKYO JUNE 20, 1977. STAFF WOULD LIKE TO MEET WITH EMBASSY OFFICIALS IN THE MORNING OF JUNE 21 TO DISCUSS NATURE AND SCOPE OF WORK IN MORE DETAIL. PLEASE MAKE RESERVATIONS AT THE OKURA HOTEL FOR THREE SINGLES FOR FOUR WEEKS BEGINNING JUNE 20, 1977. WE APPRECIATE YOUR ASSISTANCE.
WHITEHOUSE

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